



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, June 24, 2021, at 9:04 a.m. and adjourned at 3:30 p.m.

Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioners Gerald R. Cichy, Tina Patterson, and Partap Verma.

Items 1 through 6 are reported on the attached agenda.

The Planning Board recessed for lunch at 11:14 a.m. and reconvened via video conference at 12:40 p.m. to take up Item 7.

There being no further business, the meeting was adjourned at 3:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 1, 2021, via video conference.

M. Clara Moise

M. Clara Moise
Sr. Technical Writer/Editor

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, June 24, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

1. Consent Agenda

***A. Adoption of Resolutions**

1. Carderock Springs Administrative Subdivision 620200140 MCPB No. 21-049

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSTAINED

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220210640, Section 2, Chevy Chase -- R-60 zone; 1 lot; located on the north side of West Kirke Street, 300 feet west of Laurel Parkway; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: VERMA/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Record Plat cited above, as submitted.

***C. Other Consent Items**

1. Creekside at Cabin Branch: Site Plan Application No. 820200160, Regulatory Extension Request No. 3---Request to extend the regulatory review period until September 30, 2021.

Application for 117 new single-family detached dwelling units, 208 new one-family attached dwelling units, and one existing one-family detached dwelling unit for a total of 326 units, including 12.5% MPDUs, and parkland dedication of approximately +/-280 acres to M-NCPPC; 402.6 acres; RNC Zone and Clarksburg West Environmental Overlay Zone; located on the northwest quadrant of the intersection of MD Route 121 (Clarksburg Road) and W Old Baltimore Road; 1994 Clarksburg Master Plan & Hyattstown Special Study Area; 2014 Clarksburg Ten Mile Creek Area Limited Amendment.

Staff Recommendation: Approval with Conditions

2. Linthicum West: Preliminary Plan Amendment 12005003A, Regulatory Review Extension Request No. 3---

Request to extend the regulatory review period for 3 months until September 30, 2021; an Application to convert the approval of all 28 single-family detached MPDU dwellings into single-family attached MPDU dwellings, to convert 4 additional market rate units into MPDUs for a total of 32 MPDUs, and to extend the Adequate Public Facilities Validity Period by seven years; 14222 West Old Baltimore Road; 165.25 acres; RE-1 and TDR-2 Overlay; 1994 Clarksburg Master Plan.

Staff Recommendation: Approval of Extension Request

3. 14430 Jones Lane: Administrative Subdivision Plan No. 620210130, Regulatory Review Extension Request No. 2---

Request to extend the regulatory review period from June 26, 2021 to September 26, 2021; an Application to create one lot; located on Jones Lane, 100 feet north of Altice Court; 2.86 acres; R-200 Zone; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of Extension Request

BOARD ACTION

Motion: 1. through 3. VERMA/FANI-GONZÁLEZ

Vote:

Yea: 1. through 3. 5-0

Nay:

Other:

Action: 1. Approved staff recommendation for approval of the Site Plan Extension request cited above.

2. Approved staff recommendation for approval of the Preliminary Plan Amendment Extension request cited above.

3. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes

1. June 3, 2021

2. June 10, 2021

BOARD ACTION

Motion: 1. & 2. VERMA/FANI-GONZÁLEZ

Vote:

Yea: 1. 5-0

2. 4-1

Nay:

Other: 2. PATTERSON ABSTAINED

Action: Approved Planning Board Meeting Minutes of June 3 and 10, 2021, as submitted.

2. Roundtable Discussion

- Planning Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the THRIVE Montgomery 2050 Update to the General Plan, with a County Council Public Hearing held on June 17 and, another scheduled for June 29, and five others scheduled for July; the status of the Attainable Housing Strategies initiative, with a Planning Board briefing scheduled for later today; the status of the I-495 and I-270 Managed Lanes Study, with ~~the of~~ the Transportation Policy Board of the Metropolitan Washington Council of Governments (MCOG) voting to remove the project from environmental modeling efforts and long-range environmental plans, with ongoing work and coordination between the Study staff and Corridor Forward – The I-270 Transit Plan staff continuing; the status of continuing work on the Silver Spring Downtown and Adjacent Communities Plan, the Fairland and Briggs Chaney Master Plan, the Great Seneca Science Corridor Minor Master Plan Amendment, the Rustic Roads Master Plan, and the Mixed-Use Development Study; and the status of ongoing work to bring staff back to the office following the pandemic.

Ms. Wright then offered a multi-media presentation and discussed the ongoing Montgomery County Street and Park Facilities Naming Review Project, for which three streets have been identified as having full name matches with Confederate soldiers. These three streets, J.E.B. Stuart Road, J.E.B. Stuart Court, and Jubal Early Court will be renamed Geneva Mason Road, Geneva Mason Court, and William Dove Court, respectively, to honor the two local African American historical figures.

Parks Department staff then briefly discussed Ms. Mason and Mr. Dove, noting that Ms. Mason was a prominent, long-time leader in the historically African American Scotland community near Seven Locks Road in Potomac. Mr. Dove, an African American man born in slavery, was one of the founding members of the Scotland community. Staff added that they notified the owners and residents of the 65 impacted property addresses of their new street names in a letter sent on June 17, 2021. The letter also included information on the next steps the Planning Department will take to implement the street name changes as well as steps for property owners to take.

There followed a brief Board discussion with questions to Ms. Wright and staff.

***3. Northpark at Montrose Phase I: Site Plan No. 820210080**---Request to redevelop the Property (formerly Wilgus Tract) with 107 townhouse units, 34 stacked two-over-two multi-family units, stormwater management, landscape buffer, open spaces and streets, including a central park, and the school and park contribution as public benefits; located at the northwest quadrant of the intersection of Montrose Parkway and Towne Road; 12.62-acres to be developed out of 16.64 acres in total land zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75, and CRN-0.75, C-0.0,R-0.75,H-50; within the 2018 White Flint 2 Sector Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan request to construct a residential development. The 12.62-acre site, identified as Phase I, formerly Phases I through III, is a portion of a larger, 16.64-acre property identified as the Wilgus Property that is located on the north side of Montrose Parkway, bounded by Montrose Road to the north, East Jefferson Street to the west, Towne Road to the east, and is split-zoned Commercial/Residential/Neighborhood (CRN) on the western portion of the site south of the adjacent Cherington townhouse community, and Commercial/Residential (CR) on the remainder of the property within the Rockville Pike-Montrose North district of the White Flint 2 Sector Plan area. The site is currently accessed from Montrose Parkway via existing Stonehenge Place. Except for a 3,120 square-foot automobile service station located along the northern portion of the site and accessed from Montrose Road, the Phase I site is unimproved and has 11.3 acres of existing forest.

Staff briefly discussed previous approvals including a 2019 Sketch Plan for up to 1,025,789 square feet of residential development, including townhouse and multi-family dwellings with 15 percent Moderately Priced Dwelling Units (MPDUs), and up to 248,709 square feet of commercial development; and a 2020 Preliminary Plan for up to 107 townhouse dwelling units on 107 lots, up to 638 multi-family dwelling units on four lots, and up to 15,000 square feet of ground-floor retail oriented towards the intersection of Montrose Parkway and

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***3. Northpark at Montrose Phase I: Site Plan No. 820210080**CONTINUED

Towne Road, as well as site access and circulation, right-of-way dedication for both public and private streets, frontage improvements, and a Preliminary Forest Conservation Plan (PFCP) and associated variance to remove all 11.30 acres of existing forest. Staff noted that the site plan under review today includes 325,924 square feet of the 1,025,789 square feet of total development permitted for the entire property as approved by the Sketch and Preliminary Plans. The development of the remainder of the property, identified as Phase IV, which entails the high-rise and mid-rise multi-family buildings with ground-floor retail and remaining open spaces and roadway improvements, will require future Site Plan applications.

Staff noted that the applicant proposes to develop the site with 107 townhouses, 34 stacked two-over two multi-family units, public open spaces, a network of public and private streets, and other improvements, to be completed in five phases. A total of 22 MPDUs, including five townhouses and 17 two-over-twos multi-family units, will be provided. The existing Stonehenge Place will provide access to an internal road network of two public and three private roads that will provide connectivity to all adjacent roadways and serve emergency vehicles. Pedestrian and bicycle connectivity will be provided through a system of compact blocks and associated pedestrian and bicycle facilities along the site frontage. New six-foot wide sidewalks will be constructed along East Jefferson Street and Montrose Road, with the applicant providing a fee-in-lieu of construction of a protected bicycle intersection at Montrose Parkway and East Jefferson Street. A total of 1.4 acres of open space will be provided in three areas throughout the site, with the applicant providing 0.96 acres in a 0.75-acre Central Park and a 0.21-acre Western Park for this phase of development.

Staff then briefly discussed the previously approved PFCP and variance request, noting that the applicant proposes to clear all 11.3 acres of existing forest, including a previously approved variance request to remove 110 specimen trees, which results in a reforestation requirement of 8.15 acres that will be fulfilled through the purchase of off-site banking credits.

Staff has received correspondence from neighboring property owners expressing concerns regarding increased traffic, traffic control signage, parking, the loss of mature forest, stormwater management, the proposed treatment of a 20-foot vegetative buffer, potential for light spill-over on surrounding properties, the construction schedule, and the proposed architecture, specifically the proposed color scheme of the siding and the brick on the proposed townhouse units. Staff has addressed these issues, as detailed in the June 14 technical staff report, and noted that the applicant is amenable to discussing architecture concerns with the community and will submit the final details to staff prior to the Certified Site Plan review.

Ms. Roslyn Needle, representing the Cherington Homeowners Association (HOA), offered testimony.

Ms. Barbara Sears, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

Mr. Greg Ruff, member of the applicant's team, offered comments regarding the proposed color of the siding and the brick on the townhouse units, noting that the final decision has yet to be determined.

There followed extensive Board discussion with questions to staff.

4. Burnt Mills Elementary School

A. Mandatory Referral No. MR2021017---Request to construct a new school building, re-organize vehicular and pedestrian site circulation, and construct new play and athletic facilities; located at 11211 Childs Street, Silver Spring MD; on 13.78 acres of land zoned R-90; within the 1997 White Oak Master Plan.

Staff Recommendation: Transmit comments to Montgomery County Public Schools and the Board of Education

B. Final Forest Conservation Plan (FFCP)---Request to clear 0.80 acres of forest in order to construct a new school building and associated facilities.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A. & B. CICHY/VERMA

Vote:

Yea: A. & B. 5-0

Nay:

Other:

Action: A. Approved staff recommendation to transmit comments to Montgomery County Public Schools and the Board of Education, as stated in the attached transmittal letter.

B. Approved staff recommendation for approval of the Final Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Planning Department staff offered a multi-media presentation and discussed proposed Mandatory Referral and associated Final Forest Conservation Plan (FFCP) requests from Montgomery County Public Schools (MCPS) for the construction of a new school building. The 13.78 (15.15)-acre, two-parcel property is located on the east side of Childs Street, bounded by Columbia Pike (US29) to the east, and is zoned Residential in the White Oak Master Plan area. The site is currently developed with the existing 57,318-square foot Burnt Mills Elementary School building, 71 surface parking spaces, a bus loop, athletic and playfields, tennis courts, and several portable classrooms. The school currently serves approximately 600 students. Vehicular access for buses and cars is from Childs Street, with pedestrian access from both Prelude Drive and Childs Street.

Staff noted that MCPS proposes to replace the existing school building with a new two-story, 94,560-square foot school building with a 647-student capacity and a Master Planned capacity of 740 students. Proposed improvements include a new gymnasium and media center

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4. Burnt Mills Elementary SchoolCONTINUED

the relocation of the main school entrance to the north side of the site fronting Prelude Drive, relocation of the bus loop to the northwest side of the building, which will be accessed from Childs Street and provide queuing for 13 buses, and construction of a new student drop-off area and 100-space parking lot to be located along the north side of the site and accessed from Prelude Drive via a new separate driveway. A loading area is located at the southwest corner of the building, near the bus entrance. Americans with Disabilities Act (ADA) compliant paths are provided from the new driveway entrance on Prelude Drive to the plaza in front of the main entrance, and at the Childs Street entrance. Play and athletic amenities will include new basketball courts, playgrounds, and playfields. Staff added that the new building will be built over 18 months beginning in early 2022 and ending in the summer of 2023. During construction, students will be relocated off-site to the Fairland Center located on US29.

Staff then discussed the associated FFCP, noting that there are 6.13 acres of forest on the property, including 1.66 acres of stream valley buffer associated with a partially piped tributary to the Northwest Branch runs across the northeast corner of the property, as well as 1.54 acres located within existing utility easements or rights-of-way (ROW), which cannot be counted as removed or retained and is instead subtracted from all calculations. No disturbance is proposed in the stream valley buffer. Staff noted that MCPS proposes to retain 3.89 acres of forest in a Category I Conservation Easement. While the FFCP worksheet shows 0.70 acres of forest clearing, MCPS is only proposing to remove approximately 0.37 acres of forest for the construction of the entrance and parent drop-off loop and athletic field construction. The remaining 0.33 acres of forest are either not deep enough to be placed in a Category I Conservation Easement or are located adjacent to US29 and will be cleared in the future as part of a planned bicycle path. All forest conservation requirements will be met on-site. MCPS has also submitted a variance request to remove five trees and impact 18 others. As mitigation for the variance, MCPS will plant 62 caliper inches of native shade trees onsite, the location of which will be shown on the Certified FFCP.

Mr. Gary Mosesman of MCPS offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff and Mr. Mosesman.

5. 2021 Bethesda Annual Monitoring Report--This report provides a detailed review of the Plan’s implementation over the past year since the last report was issued in June 2020, including development approvals, key monitoring updates, schools, existing and recommended parks and open spaces, transportation, and recommendations to further the implementation of the Plan.

Staff Recommendation: Review and Approve the 2021 Bethesda Downtown Sector Plan Annual Monitoring Report and Transmit to the County Council

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Received Briefing and approved staff recommendation to review and approve the 2021 Bethesda Downtown Sector Plan Annual Monitoring Report and to Transmit it to the County Council.

Planning Department staff offered a multi-media presentation and discussed the Bethesda Downtown Sector Plan, which is comprised of many complex elements, each of which depends upon the success of other Plan elements. In recognition of this complexity, the Sector Plan recommends annual monitoring of development activity, schools, parks, and transportation. Staff noted that the 2021 Annual Monitoring report provides a detailed review of the Plan implementation over the past year since the last report was issued in May 2020, including development approvals, key monitoring updates, schools, existing and recommended parks and open spaces, transportation, and recommendations to further the implementation of the Plan. The report also provides updates and an overview of the implementation of the Sector Plan recommendations that achieve the Plan’s vision. The Bethesda Downtown Plan Implementation Advisory Committee (IAC) has reviewed the report and it reflects their comments.

Staff noted that the cumulative changes and key updates in the Plan area since last year include the completion of three projects, with four others still under construction; the review of six new projects by the Development Advisory Panel (DAP); a total development density of 29,621,346 square feet; the approval of six development plans; a 0.6 percent increase in high school enrollment; the delay of facility planning to FY22 for the Capital Crescent Civic Green; the submission of four Park Impact Payments (PIPs) totaling \$9,634,380, with the remaining approved PIPs expected to be paid during the remainder of FY21 through FY23; a current blended Non-Auto Driver Mode Share (NADMS) of 42.3 percent; two new Transportation Mitigation Agreements (TMAGs); and a reduced Parking Occupancy.

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5. 2021 Bethesda Annual Monitoring Report

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Staff recommendations include notification of the Planning Board and County Council when the total development in the Plan area reaches 30.4 million square feet to determine recommended actions, if needed, and documentation of any projects that have received a site plan approval that are nearing the deadline for obtaining a building permit that includes the core and shell of the principal building.

There followed a brief Board discussion with questions to staff.

6. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2021-3 Administrative Amendment Group – Three Water/Sewer Service Category Change requests.

Staff Recommendation: Transmit Comments to the County Executive

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments and recommendations to the County Executive, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed three proposed amendments to the Montgomery County Comprehensive Water Supply and Sewer System. Staff noted that the Planning Board is required by State law to make a Master Plan consistency determination on each Water and Sewer Category Change Request (WSCCR). The following requests were reviewed by staff: i) 21-DAM-01A, Barry Brake 1.55-acre property located in Damascus, approve W-1; ii) 21-POT-03A, Robert and Susan Cantilli 1.0-acre lot located in the Sewer Envelope of the Potomac Subregion Master Plan, approve S-3; and iii) 21-PVL-01A, Fishpool, LLC. located within the Town of Poolesville, with staff deferring to the Town of Poolesville’s support for sewer and water service to this property.

Staff added that Map 1, included in the June 17 technical staff report, shows the existing sewer service envelope recommended in individual master and sector plans for the entire County, with the locations of the three properties requesting sewer service shown with asterisks. Staff also noted that the Planning Board’s recommendations will be transmitted to the County Executive for final action.

There followed a brief Board discussion with questions to staff.

7. **Attainable Housing Strategies**---Planning Staff will present general recommendations to create more diverse types of housing attainable to more households in more Montgomery County neighborhoods, to unravel the exclusionary aspects of our single-family zoning policies, and to work toward meeting the county's housing supply obligations and needs. The Board will receive public comments and staff will seek guidance from the Board on next steps for the Attainable Housing Strategies initiative.

Staff Recommendation: Briefing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing from Planning Department staff, and testimony from the public, followed by discussion, and provided guidance to staff.

Following brief comments from Chair Anderson clarifying the meeting process, Planning Department staff offered a multi-media presentation and briefed the Planning Board on staff's general recommendations to create more diverse types of housing attainable to more households in more Montgomery County neighborhoods, to unravel the exclusionary aspects of our single-family zoning policies, and to work toward meeting the county's housing supply obligations and needs. The Planning Board will receive public comments and staff will seek guidance from the Board on the next steps for the Attainable Housing Strategies (AHS) initiative at today's meeting.

Staff noted that on March 4, the Montgomery County Council directed Planning Department staff to review and analyze housing options in the county. In order to explore these options and provide a comprehensive overview of housing options in Montgomery County, Planning staff launched the AHS, an initiative aimed at evaluating and refining various proposals to spur the development of more diverse types of housing, including Missing Middle Housing in Montgomery County. The June 17 technical staff report provides the Planning Board with an overview of its AHS recommendations and the Board will receive comments from the public today. Through the AHS initiative, Planning staff led an evaluation process over a three-month period in which various proposals were reviewed and refined in an effort to spur the development of more diverse types of housing. This process also provided opportunities for public feedback which has been incorporated into staff's preliminary recommendations. The staff report provides the findings of the analysis and discusses the recommendations to the Planning Board on how to develop tools that can encourage the creation of a more diverse range of housing typologies.

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7. Attainable Housing Strategies

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A critical element of attainable housing is the existence of housing units at a variety of scales. The first graphic in the staff report depicts three distinct scales, you can see three housing scales on a spectrum: small, medium, and large. On either end of the attainable housing spectrum, you find structures that are similar to those just beyond the spectrum. For small-scale, these include traditional “missing middle” types, which are house-scale and include housing products like duplexes and other structures that are similar in scale to the single-family homes to the left. Likewise, on the right, the large-scale looks very similar to some structures that are outside the attainable housing spectrum. The difference being that outside the spectrum are large four-story townhouses, whereas the those classified as large-scale attainable housing types are stacked flats, with two-or-three units in each column. There are three main goals that have emerged for the AHS initiative based on our previous work, conversations with stakeholders and current planning best practices: 1) Create more opportunities for homeownership for more households in more parts of the county; 2) Unravel the exclusionary aspects of the county’s single-family residential zones and help to diversify the county’s communities by diversifying the county’s housing stock; and 3) Work toward meeting the county’s housing supply obligations and needs.

Staff further added that two concepts, captured in these goals, that provide a rationale for the AHS initiative are issues of equity and the declining affordability of housing across the county. At the root of the AHS initiative is an effort to make communities more equitable and more inclusive by countering the historical exclusionary aspects of zoning. Zoning determines what can be built where and consequently limits housing options in certain neighborhoods. Limiting housing options also limits who has access to different neighborhoods, which has led to neighborhoods that are homogeneous racially, ethnically, and economically. Discriminatory lending practices and restrictive covenants have also led to deep disparities in wealth and homeownership. Making homeownership more attainable – with more equitable, mixed-income neighborhoods – is one way that the county can work to reverse existing historical inequities. Housing has become less affordable in all parts of Montgomery County. In 2020, the average detached home sales price was \$775,000 – an increase of over 8 percent from the 2019 average. This was not a one-year outlier, as year-to-date in 2021 (January through May) the average detached home sales price has increased by approximately \$100,000 to over \$875,000. While the COVID-19 pandemic has highlighted the growing demand for housing in Montgomery County, the decline in housing affordability has been occurring for decades. In all zip codes in Montgomery County, home prices have increased above the rate of inflation and outpaced income growth. After making a few assumptions, staff found that the typical house value in neighborhoods all across the county and the estimated incomes required to afford these homes has risen dramatically in the last 25 years. Neighborhoods that were once considered relatively affordable are now only affordable to household earning well above the median.

Staff also noted that the AHS initiative is part of an ongoing, extensive, multi-year effort by the county and the Planning Department to address the housing supply crisis in Montgomery County. This includes several studies listed in the staff report, as well as master plans, such as

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7. Attainable Housing StrategiesCONTINUED

the Silver Spring Downtown and Adjacent Communities Plan, the Thrive Montgomery 2050 General Plan, State and House bills, and zoning text amendments that were targeted in their evaluation and application to specific housing elements.

Staff also briefly added that two worksessions have been scheduled for July 8 and July 22, and the transmittal of the Planning Board recommendations to the County Council is scheduled for July 29.

The following speakers offered testimony: Ms. Katherine Lucas McKay of Lyttonsville Road; Ms. Meredith Wellington of the Montgomery County Executive's Office; Mr. Barney Rush, Mayor of the Town of Kensington; Ms. Cheryl Gannon of Noyes Drive; Ms. Barbara Sosnick of Wilson Place; Ms. Cary Lamari of Baileys Lane; Mr. Alan Bowsver of Deerfield Avenue and representing the Montgomery County Civic Federation; Ms. Joan Beerweiler of Grenoble Drive; Mr. Daniel Meijer of Gist Avenue and representing DANCO; Mr. Jamison Adcock of Briarwood Terrace; Ms. Carla Steinborn of Iris Street; Ms. Joan Warren of First Avenue; Ms. Indira Martell of Noyes Drive and representing the Woodside Civic Association, Zoning Subcommittee; Ms. Mimi Cameron of Noyes Drive; Mr. David Forman of Falmouth Road and representing the Citizens Coordinating Committee on Friendship Heights; Ms. Peggy Dennis of Fawsett Road; Mr. Bill Scanlan of First Avenue and President of the Woodside Civic Association; Ms. Deborah Schoenfeld of Bartholomew Court; Mr. Robert Oshel of Crosby Road; Ms. Patricia Johnson of Oakland Road and representing the Kenwood Citizens Association; Ms. Kerry Korpi of First Avenue; Ms. Jane Lyons of East West Highway and representing the Coalition for Smarter Growth; Ms. Maureen Blassou of Rim Rock Road; Ms. Grace Burnside of Parker Avenue; Ms. Roberta Faul-Zeitler of Colesville Road; Mr. Dan Reed of Hartford Avenue; Mr. Gray Kimbrough of Sligo Avenue; Mr. Michael Dutka of Shetland Street; Mr. John Paukstis of Colesville Road, Suite 700, and representing Habitat for Humanity Metro Maryland, Inc.; Mr. Phyllis Edelman of Ogden Court and representing the Citizens Coordinating Committee on Friendship Heights; Ms. Joyce Gwadz of Fairfax Road and representing the Edgemoor Citizens Association; Dr. P. D. Rizik of Highland Drive and member of the Kenwood Citizens Association; Ms. Brenda Freeman of Dale Drive; Mr. Jon Lourie of Fairview Road; Ms. Pam Wanveer of First Avenue; Ms. Dominique Rychlik of Anchorage Place; Mr. Michael English of 13th Street, Suite #304; Mr. David Sears of Rosedale Avenue and representing the Sierra Club; Ms. Shruti Bhatnagar of McComas Avenue; Mr. Scott Plumer of Poplar Hill Road and representing the Darnestown Civic Association; Ms. Diane Lynne of Glenhaven Place and representing the Wheaton Forest Civic Association; Ms. Marilyn Quinn of Wilson Place; Ms. Ellen Rader of Leland Street; Ms. Karen Cordry of Torrance Drive and representing the Kensington Heights Civic Association; Ms. Eneshal Miller of Blackburn Lane, Suite #34 and representing the Educational Sustainability Mobilization Inc. DBA ESSENTIALNOW; Ms. Stacey Band of Chevy Chase Drive, member of the Bradley House Condominiums; Mr. Chad Rector of Easley Street; Mr. Charles Clark of Parker Avenue; Mr. Joel Teitelbaum of Richland Street and representing the Historic Talbot Avenue Bridge Committee; Mr. James Hedrick of

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7. Attainable Housing Strategies

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Gruenther Avenue and representing the Action Committee for Transit; Mr. Seth Grimes of Willow Avenue; Mr. Ryan Hardy of Colesville Road; and Ms. Ellen Sands of North Springwood Drive.

There followed a brief Board discussion during which the Planning Board instructed staff to take into consideration the testimony received today in preparation for the upcoming worksessions.